



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## Site Plans and Subdivisions

6/18/2020

SITE PLANS, SUBDIVISION CONCEPT PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee will be held at 9:00 a.m. on the above date via Zoom. To access online use the following [Zoom Link](#). To access via telephone, dial 1 (301) 715-8592, then Webinar ID# 859 6475 0850, followed by password 682487. The agenda order may be subject to change at the discretion of the TRC Administrator. Guests are encouraged to join the meeting 20 minutes prior to the published start time of a specific agenda item. The following applications will be reviewed:

### #1 SATORI WEST ASHLEY (AKA GATEWAY APARTMENTS)

#### 9:00 SITE PLAN

Project Classification: SITE PLAN

Address: SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 2860000033

Acres: 16.01

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 297

Zoning: GB

City Project ID: 161118-SavannahHwy-1

Submittal Review #: 5TH REVIEW

Board Approval Required: DRB, BZA-SD

Owner: DAVIS DEVELOPMENT

Applicant: HLA, INC.

Contact: ADRIANACARSON

843-763-1166

acarson@hlainc.com

Misc notes: Construction plans for a 297 unit multi-family development and associated improvements.

#### RESULTS:

### #2 JOHNS ISLAND COMMERCE AND MEDICAL PARK PHASE 3: BUILDING "I"

#### 9:15 SITE PLAN

Project Classification: SITE PLAN

Address: ZELASKO DRIVE

Location: JOHNS ISLAND

TMS#: 3130000332

Acres: 13.705

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): -

Zoning: GO/BP

City Project ID: TRC-SP2020-000345

Submittal Review #: PRE-APP

Board Approval Required: BZA-SD

Owner: EYC, JOHNS ISLAND, LLC

Applicant: HLA, INC

Contact: KYLE NEFF

843-763-1166

kneff@hlainc.com

Misc notes:

#### RESULTS:

### #3 ZELASKO ROAD COMMERCIAL

#### 9:30 SITE PLAN

Project Classification: SITE PLAN

Address: ZELASKO ROAD

Location: JOHNS ISLAND

TMS#: 3130000335

Acres: 1.2

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): -

Zoning: BP

City Project ID: TRC-SP2020-000349

Submittal Review #: PRE-APP

Board Approval Required:

Owner: MR. BRIEN BETHARDS

Applicant: C. BAKER ENGINEERING, INC

Contact: CAMERON BAKER

843-270-3185

cameron@cbakerengineering.com

Misc notes: Construction of new 5,000 SF office/warehouse building.

#### RESULTS:

---

**#4 725 KING STREET****9:45 SITE PLAN**

Project Classification: SITE PLAN

Address: 725 KING STREET

Location: PENINSULA

TMS#: 4600401102

Acres: 0.07

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): -

Zoning: GB

City Project ID: TRC-SP2019-000295

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR

Owner: 725 KING, LLC

Applicant: CLINE ENGINEERING, INC.

Contact: MATT CLINE

843-991-7239

matt@clineneg.com

**Misc notes:** Construction plans for a mixed-use development and associated improvements.**RESULTS:**

---

**#5 COASTAL COMMUNITY CHURCH WEST ASHLEY****10:00 SITE PLAN**

Project Classification: SITE PLAN

Address: 460 ARLINGTON DR.

Location: WEST ASHLEY

TMS#: 310-07-00-092

Acres:

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning:

City Project ID: TRC-SP2020-000323

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: COASTAL COMMUNITY CHURCH WEST ASHLEY

Applicant: E.M. SEABROOK JR, INC

Contact:

843-884-4496

mickey@emseabrook.com

**Misc notes:** Approximately 9,000 sq. ft. building addition and associated site work**RESULTS:**

---

**#6 SHEPPARD STREET PUD****10:15 PUD MASTER PLAN**

Project Classification: PUD MASTER PLAN

Address: 677 KING ST,

Location: PENINSULA

TMS#: 4600404074

Acres: 1.39

# Lots (for subdiv): 4

# Units (multi-fam./Concept Plans):

Zoning: GB/LB

City Project ID: PUD2020-000013

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: KING AND SHEPPARD PARTNERS, LLC, SHEPPARD STREET PARKI

Applicant: FORSBERG ENGINEERING &amp; SURVEYING, INC. 843-571-2622

Contact: MIKE JOHNSON mjohnson@forsberg-engineering.com

**Misc notes:** Rezoning the GB and LB properties into Mixed-Use and Accommodations.**RESULTS:**

---

**#7 THE WOOLFE HOTEL****10:30 SITE PLAN**

Project Classification: SITE PLAN

Address: 431 MEETING ST.

Location: PENINSULA

TMS#: 4590901049

Acres: 1.06

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): -

Zoning: GB &amp; LI

City Project ID: TRC-SP2020-000346

Submittal Review #: PRE-APP

Board Approval Required: BZA-Z, BAR

Owner: OMSHERA HOTEL GROUP

Applicant: SEAMON, WHITESIDE, &amp; ASSOCIATES

Contact: ABIGAIL

RICHARDSON

843-884-1667

arichardson@seamonwhiteside.com

**Misc notes:** 8-story hotel building with streetscape.**RESULTS:**

---

**#8 HOMES OF HOPE****10:45 SITE PLAN**

Project Classification: SITE PLAN

City Project ID: TRC-SP2020-000350

Address: ASHLEY RIVER RD AND DOGWOOD RD

Location: WEST ASHLEY

Submittal Review #: PRE-APP

TMS#: 3551600025, 026, 027, 083

Board Approval Required:

Acres: 9.3

# Lots (for subdiv): -

Owner: HOMES OF HOPE, INC.

# Units (multi-fam./Concept Plans): -

Applicant: SEAMON, WHITESIDE, &amp; ASSOCIATES 843-884-1667

Zoning: GB / DR-1F

Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

**Misc notes: +/- 75-unit affordable housing townhome development.****RESULTS:**

---

**#9 VOLVO CAR STADIUM MODIFICATIONS****11:00 SITE PLAN**

Project Classification: SITE PLAN

City Project ID: TRC-SP2020-000351

Address: 161 SEVEN FARMS DRIVE

Location: DANIEL ISLAND

Submittal Review #: PRE-APP

TMS#: 2750000078, 183

Board Approval Required: BZA-SD

Acres: 33.81

# Lots (for subdiv): -

Owner: CITY OF CHARLESTON LEASEE: BEEMOK SPORTS LLC

# Units (multi-fam./Concept Plans): -

Applicant: SEAMON, WHITESIDE, &amp; ASSOCIATES 843-884-1667

Zoning: DI-TC

Contact: PAUL PEEPLES ppeeples@seamonwhiteside.com

**Misc notes: Site and building modification.****RESULTS:**

---

**#10 PUBLIX #0846 EXPANSION - DANIEL ISLAND TOWN CENTER****11:15 SITE PLAN**

Project Classification: SITE PLAN

City Project ID: TRC-SP2020-000347

Address: 162 SEVEN FARMS DRIVE SUITE 100

Location: DANIEL ISLAND

Submittal Review #: PRE-APP

TMS#: 2750000158, 271

Board Approval Required: DI-ARB, DRB

Acres: 6.316

# Lots (for subdiv): -

Owner: PUBLIX SUPER MARKETS

# Units (multi-fam./Concept Plans): -

Applicant: GENESIS ENGINEERING COLLABORATIVE 678-984-4683

Zoning: DI-TC

Contact: JENNIFER LOSURDO, jennifer.losurdo@genesiseng.net  
PE**Misc notes: Building expansion and façade upgrades of the existing publix. Addition of ADA parking and development of adjacent park space.****RESULTS:**

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division.

Individuals with questions concerning the above items should contact Eric Schultz, TRC Administrator, in the Department of Planning, Preservation and Sustainability at (843) 724-3790. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George Street, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.